

138.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,180,000 / 1,180,000

USE VALUE: 1,180,000 / 1,180,000

ASSESSED: 1,180,000 / 1,180,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KATZ LINDA G

Owner 2: Owner 3:

Street 1: 57 HILLSDALE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry: <input type="text"/>	Own Occ: Y
Postal: 02476		Type: <input type="text"/>

PREVIOUS OWNER

Owner 1: SANDERSON ROBERT K -

Owner 2: SANDERSON KATZ LINDA -

Street 1: 57 HILLSDALE ROAD

Twn/City: ARLINGTON

St/Prov: MA	Cntry: <input type="text"/>	Own Occ: Y
Postal: 02476		Type: <input type="text"/>

NARRATIVE DESCRIPTION

This parcel contains 10,432 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Wood Shingle Exterior and 2447 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10432		Sq. Ft.	Site		0	90.	0.70	10									659,666						659,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10432.000			518,900		1,400		659,700		1,180,000							
Total Card							0.239			518,900		1,400		659,700		1,180,000		Entered Lot Size					
Total Parcel							0.239			518,900		1,400		659,700		1,180,000		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		482.22		/Parcel: 482.2				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
138.0-0003-0005.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	518,900	1400	10,432.	659,700	1,180,000	1,180,000
2019	101	FV	413,800	1500	10,432.	696,300	1,111,600	1,111,600
2018	101	FV	413,800	1500	10,432.	513,100	928,400	928,400
2017	101	FV	413,800	1500	10,432.	491,100	906,400	906,400
2016	101	FV	413,800	1500	10,432.	454,400	869,700	869,700
2015	101	FV	368,500	1500	10,432.	381,100	751,100	751,100
2014	101	FV	368,500	1500	10,432.	372,300	742,300	742,300
2013	101	FV	368,500	1500	10,432.	354,800	724,800	724,800

SALES INFORMATION

TAX DISTRICT							PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
SANDERSON ROBER	45783-581		8/3/2005	Family			99	No	No						
ROSENBERG LESLI	36541-395		9/27/2002				635,000	No	No						
ROCKLAND CHARLE	22829-209		1/14/1993				277,000	No	No	Y					

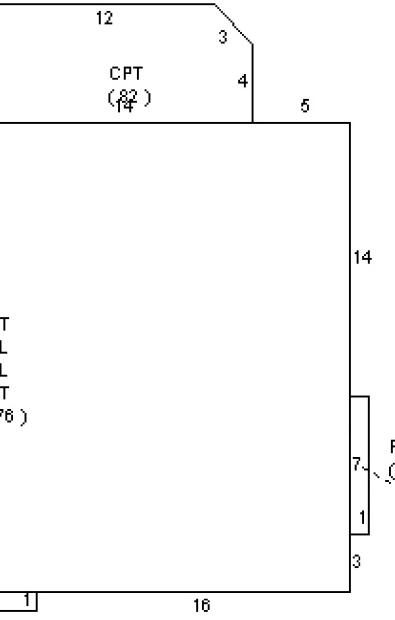
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/14/2012	241	Manual	16,500	C				install solar pv s	9/29/2017	MEAS&NOTICE	HS	Hanne S
6/18/2004	523	Manual	1,500					above ground pool	5/8/2012	Info Fm Prmt	MM	Mary M
12/20/2002	1032	Addition	132,242						12/5/2008	Meas/Inspect	294	PATRIOT
									3/28/2005	Permit Visit	BR	B Rossignol
									12/5/2002	MLS	MM	Mary M
									11/10/1999	Measured	263	PATRIOT
									1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA 

USER DEFINED

Prior Id # 1:	88540
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:57:35
PRINT	
LAST REV	
CivilDistrict:	
LandReason:	
BldReason:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 97 - Tudor	2	Rating: Good																		
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good															
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:															
Sec Wall:		%		OthrFix:	Rating:															
Roof Struct: 1 - Gable					OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good															
Color: RED				A Kits:	Rating:															
View / Desir:				Fpl: 1	Rating: Good															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: B- - Good (-)					CONDOS INFORMATION															
Year Blt: 1928	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct: G13	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION					DEPRECIATION					REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10.	%				No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:		%				1	10	4								
Sec Int Wall:		%		Economic:		%														
Partition: T - Typical				Special:		%														
Prim Floors: 3 - Hardwood				Override:		%														
Sec Floors:		%		Total:	10.8	%														
Bsmnt Flr: 12 - Concrete					CALC SUMMARY					COMPARABLE SALES					SUB AREA					
Subfloor:				Basic \$ / SQ: 125.00						Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL				
Bsmnt Gar: 1				Size Adj.: 1.07909679																
Electric: 3 - Typical				Const Adj.: 0.98990101																
Insulation: 2 - Typical				Adj \$ / SQ: 133.525																
Int vs Ext: S				Other Features: 112750																
Heat Fuel: 2 - Gas				Grade Factor: 1.21																
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC:		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 581680																
% Com Wall		% Sprinkled:		Depreciation: 62821																
				Depreciated Total: 518859																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS																				
PARCEL ID 138.0-0003-0005.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	16X16	A	AV	1970	3.71	T	39.2	101			600		600			
7	Pool A-C	D	Y	1	16	A	AV	2008	57.03	T	8.8	101			800		800			
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101								
More: N	Total Yard Items:	1,400	Total Special Features:		Total:	1,400														
																				
																IMAGE	AssessPro	Patriot Properties, Inc		